

**Grantee: State of Montana**

**Grant: B-08-DN-30-0001**

**October 1, 2012 thru December 31, 2012 Performance Report**

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**Grant Number:**

B-08-DN-30-0001

**Obligation Date:****Award Date:****Grantee Name:**

State of Montana

**Contract End Date:**

04/02/2013

**Review by HUD:**

Reviewed and Approved

**Grant Amount:**

\$19,600,000.00

**Grant Status:**

Active

**QPR Contact:**

Jennifer Olson

**Estimated PI/RL Funds:**

\$5,100,000.00

**Total Budget:**

\$24,700,000.00

## Disasters:

### Declaration Number

No Disasters Found

## Narratives

### Areas of Greatest Need:

According to HUD, NSP funds must be focused on Areas of Greatest Need and for projects that will have a meaningful impact on communities. The Notice states, "NSP funds will be used to meet the congressionally identified needs of abandoned and foreclosed homes in the targeted areas set forth in the grantee's substantial amendment." HERA requires that NSP funds be targeted to Areas of Greatest Need within the State of Montana and be used or obligated on or before September 19, 2010. Therefore, NSP funds, as required by HERA, can only be dispersed in those areas determined to be an Area of Greatest Need (AGN). In Montana, the following 24 Counties and 7 Indian Reservations have been identified as Areas of Greatest Need:

Counties:

Anaconda-Deer Lodge, Big Horn, Broadwater, Butte-Silver Bow, Cascade, Custer, Flathead, Golden Valley, Gallatin, Glacier, Lake, Lewis & Clark, Lincoln, Meagher, Mineral, Missoula, Petroleum, Pondera, Powell, Ravalli, Roosevelt, Rosebud, Sanders, and Yellowstone

Indian Reservations:

Blackfeet, Crow, Fort Belknap, Fort Peck, Flathead, Northern Cheyenne, and Rocky Boy

While the Montana NSP Amendment identified the State's Areas of Greatest Need (AGN) as part of an amendment to the State's Consolidated Plan, HUD required that the AGN's identified by the State must also target NSP funds to high risk census tracts, block groups, or neighborhoods within the AGN while meeting the low, moderate and middle income (LMMI) NSP objective. Due to the large geographical area of the counties and the recommendation from HUD, all Areas of Greatest Need identified by the State were eligible to apply for NSP funds. As a result, Montana NSP applicants were required to identify "sub-areas of greatest need" in their eligible county or reservation using HUD data, data collected by MDOC, or other local data (such as foreclosure filings or the number of homes in default) to define a sub-area of greatest need and appropriate NSP eligible activity proposals.

### Distribution and and Uses of Funds:

#### Distribution and Use of Funds

MDOC began accepting applications from all eligible local governments located within an AGN. As outlined in the MDOC application guidelines, several ranking priorities were used to determine which applications would be approved as eligible. Ranking priorities included: NSP Eligible Activity; Recognizable Impact; Capacity of Grantee; Citizen Participation; Assistance to low income households; and Readiness to Proceed. Absolute priority funding was given to those applications that proposed to address the foreclosure issues in their community and provide at least 25 percent of all NSP awarded funds to assist households at or below 50 percent of area median income. To ensure the assistance to low-income households proposed in any NSP project, MDOC developed contract conditions with required performance levels in order to receive NSP grant payments.

Additionally, lump sum awards were not awarded to eligible applicants due to the unpredictable nature of the housing market to secure foreclosed properties and to ensure that all NSP funds were obligated by September 19, 2010. Therefore, all NSP project funds were awarded through a "performance based grant" system. The intent of a performance based grant award system was to award NSP funds to those grantees that were first successful in obligating and expending funds for eligible activities. The sub-grantee or local government's role in a performance based system is to assure that approved projects are completed on time, are within the approved budget, and according to the original scope of work. The number of housing units, the budget, and the implementation schedule, provided by the local government and approved by MDOC, is the guide to determine the successful performance of the local government. In this manner, MDOC ensured that approved local governments were continually obligating the funds through a successive project activity contract on an incremental basis. MDOC awarded all NSP funds through eight approved grantees to carryout NSP eligible activities.



#### Administrative Funds

The 10 percent of NSP Administrative funds available were distributed as follows: A total of five percent (or \$980,000) was retained by the State to fulfill the administrative and monitoring requirements of the program, and five percent (or \$980,000) was available to local governments receiving NSP grant funds for grant administration. The local government administrative fund amount was directly proportional to the amount of project funds that were awarded.

#### Eligible Applicants

For the purposes of Montana's NSP program, eligible applicants were limited to Indian reservations, counties, cities, and towns in areas of the State designated as Areas of Greatest Need.

#### Eligible Activities

MDOC made NSP funds available for the following statutorily eligible activities. NSP funds are eligible to:

- a) Establish financing mechanisms for purchase and redevelopment of foreclosed upon homes and residential properties, including such mechanisms as soft-second, loan loss reserves, and shared-equity loans for low- and moderate-income homebuyers.
- b) Purchase and rehabilitate homes and residential property

#### Distribution and Uses of Funds:

have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties.

- c) Establish land banks for homes that have been foreclosed upon.
- d) Demolish blighted structures.
- e) Redevelop demolished or vacant properties.

#### Grant Amounts

MDOC strived to distribute NSP funds fairly and reasonably given the strong interest and need for NSP funds and the limited timeframe to obligate the funds. As implemented by MDOC, the performance based grant award system is to award NSP funds to those grantees that were first successful in obligating and expending funds for eligible activities. This grant award system was the key component to successfully obligating all funds by September 19, 2010. MDOC also recommended that eligible applicants apply for funding amounts commensurate with:

- a) Cost of the project;
- b) Amounts of NSP funds available for the specific activity;
- c) Consideration/Collaboration of other proposals submitted from Areas of Greatest Need;
- d) Availability of other funding sources;
- e) The distribution of NSP funds to families or individuals at or below 50% of AMI;
- f) Need of the jurisdiction (HUD Risk Score, subprime lending activities, and Notices of Trustee Sales, i.e., foreclosure filings); and
- g) The applicant's capacity to carry out the proposed activities in a timely manner (conformance to the HUD requirements for the 18 month obligation of funds and conformance to the 4 year expenditure of NSP funds).

#### Award of Funds

As required by HERA, NSP funds must be used or obligated within 18 months of receipt of the State's grant or by September 19, 2010. Therefore, the State implemented an incremental, obligation-based or performance based grant approach for the NSP projects, to assure that the \$19.6 million of NSP funds is used or obligated during the 18-month timeframe of the State's receipt of Montana's NSP funds.

#### Grant Application Selection Criteria and Priorities

MDOC has established the priorities described below that was used in the NSP proposal review process for all NSP applications submitted.

**Neighborhood Stabilization:** MDOC will give priority to those proposals that can demonstrate a strong relationship to neighborhood stabilization activities, which is consistent with existing local housing priorities.

**Recognizable Impact:** MDOC will give priority to those proposals located within Areas of Greatest Need that can demonstrate the eligible NSP activities would result in a long-term, recognizable and visible impact and would promote overall neighborhood stabilization and community renewal.

**Capacity of Applicant and Program Administrators:** An applicant must have the management capacity to undertake and satisfactorily complete the project it is proposing. If any question arises during the evaluation as to the management and capability of completing the project, MDOC may require

#### Distribution and Uses of Funds:

for additional information.

**Citizen Participation Requirements:** Public involvement can be a key factor in developing community understanding and support for a proposed NSP project and ultimately lead to a more successful project. By involving the public up-front in the development of NSP grant proposals, potential applicants can make more people aware of the opportunities available through a proposed NSP project.

**Assistance to Low-Income Households at or Below 50 percent AMI:** In order to meet the requirement that at least 25 percent of all NSP funds assist households at or below 50 percent of the area median income (AMI), the State will give absolute priority to proposals that address foreclosed and abandoned property which will serve persons in this income category.

**Priority Need Areas:** MDOC will give priority to proposals that address foreclosures and abandonment in the Priority Need Areas or sub-area of greatest need as defined in the NSP substantial amendment and the NSP application guidelines. To qualify for this criterion, an applicant is not required to use all NSP funds in the geographic location(s) defined as Priority Need Areas. The State encouraged the use of local data to identify further priority need areas.

## Definitions and Descriptions:

### Definitions and Descriptions Blighted Structure

The definition of "blighted structure" can include any one of the following categories:

§ Structures that would follow the definition under MCA 7-15-4206 part (a):

- o "Blighted Structure" means a structure that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, that substantially impairs or arrests the sound growth of the city or its environs, that retards the provision of housing accommodations, or that constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare and morals in its present conditions and use by reason of substantial physical dilapidation, deterioration, age, obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or non-residential.

§ Units identified as "substantially substandard" or "severely substandard" according to the Point Detraction Guideline utilized in the Montana CDBG Program, Application Guidelines for Housing and Neighborhood Renewal Projects, Appendix L, as follows:

- o Substantially Substandard – Unit appears to need substantial repair. (Rehabilitation may not be cost-effective. Alternative forms of assistance may be more appropriate.)
- o Severely Substandard – Unit appears dilapidated. Demolition and housing replacement should be considered.

### Affordable Rents

For units designated to serve households earning 50% of AMI or less, the rents will be published Low HOME Rents.

For units designated to serve households earning 51% to 80% of AMI, the maximum allowable rent will be calculated to equal 30% of 80% the area's median income for the given year.

For units designated to serve households earning 81% to 120% of AMI, the maximum allowable rent will be calculated to equal 30% of 80% the area's median income for the given year.

### Continued Affordability

HUD requires that states ensure, to the maximum extent practicable and for the longest feasible term, that the sale, rental or redevelopment of abandoned and foreclosed upon homes and residential properties remain affordable to individuals or families whose incomes do not exceed 120 percent of area median income (AMI). All homebuyer and rental units assisted must include provisions for long-term affordability restrictions.

MDOC will require that all grantees adhere to the MDOC HOME Program affordability requirements and standards as further described in the Montana NSP Amendment. Any rental units assisted or developed with NSP funds fulfilling the requirements to create housing for households with incomes no greater than 50 percent AMI must remain available to households within that income limit for the duration of the MDOC HOME Program affordability period.

### Housing Rehabilitation Standards

"Rehabilitation" includes using NSP funds to make improvements to substandard residential structures. NSP housing rehabilitation or related redevelopment projects would focus on bringing housing units up to basic code standards by addressing structural deficiencies, improving electrical systems, plumbing and roofing, and

## Definitions and Descriptions:

incorporating energy conservation measures.

### Abandoned Property

As defined by the HUD within the NSP Notice, "A home is 'abandoned' when mortgage or tax foreclosure proceedings have been initiated for that property, no mortgage or tax payments have been made by the property owner for at least 90 days, AND the property has been vacant for at least 90 days."

### Foreclosed Property

HUD has defined "foreclosed property" within the NSP Notice. as "A property 'has been foreclosed upon' at the point that, under state or local law, the mortgage or tax foreclosure is complete. HUD generally will not consider a foreclosure to be complete until after the title for the property has been transferred from the former homeowner under some type of foreclosure proceeding or transfer in lieu of foreclosure, in accordance with state or local law." In order to qualify for NSP funds any foreclosed properties cannot be occupied.

### Area of Greatest Need

The State's definition of "Area of Greatest Need", is located in a separate section of the action plan.

### Vacant Property

The State has defined "vacant property" as any property that is an unoccupied structure or unoccupied parcel of land upon which no structure(s) are present.

## Low Income Targeting:

### Low-Income Targeting

In compliance with the HERA requirement, at least one-fourth of the total funds obligated through Montana's NSP allocation were available to meet the set-aside requirement. Therefore, \$4,900,000 or 25% of the total NSP allocation of \$19.6 million that the State of Montana was available for the purchase and redevelopment of abandoned or foreclosed homes or residential properties for individuals or families whose income does not exceed 50 percent of AMI.

As part of the application ranking priorities, absolute priority funding was given to those applicants that proposed to address the foreclosure issues in their proposed community and provide at least 25 percent of all NSP awarded funds to assist households at or below 50 percent of

area median income.

## **Acquisition and Relocation:**

### **Acquisition and Relocation**

The HUD NSP Notice requires information on replacement for all housing units for low and moderate-income households that are lost due to demolition or modification of housing, the HUD NSP Notice requires information about how such losses will be mitigated. One-for-one replacement is required under the regular CDBG program as found in 24 CFR 42.375.

While no NSP project applications, received by MDOC, proposed to demolish an occupied property; MDOC did provide applicants the opportunity to apply for NSP funds for projects that may have proposed a voluntary demolition of an occupied residence that would have been considered unsuitable for habitation to assist families at or below 120% AMI. Relocation assistance for occupants of structures proposed for demolition must be voluntary. The individual or family would receive assistance according to the Uniform Relocation Act. No resident would be forcibly removed from the property and Montana would not exercise eminent domain under any circumstances for projects utilizing NSP funds.

## **Public Comment:**

### **Public Comment**

Prior to the publication, the State of Montana encouraged initial comments from the public to assist in drafting the amendment. Presentations or conferences regarding NSP involving MDOC staff prior to November 13, 2008, the date of publication of the amendment were:

#### **NSP Presentations Given Statewide**

- League of Cities and Towns in Missoula on October 9, 2008.
- Montana Association of Counties in Hamilton on September 24, 2008.
- Four statewide housing workshops held at the following locations:
  - o Glendive &ndash October 15, 2008
  - o Billings &ndash October 16, 2008
  - o Missoula &ndash October 29, 2008
  - o Great Falls &ndash October 30, 2008
- A two-hour statewide combined Go-to-Webinar (internet-based conference call) and METNET (video-conferencing) on November 20. MDOC staff presented this amendment and provided an opportunity for comments and questions.

#### **NSP Presentations Given to all Montana Tribes**

- Conference call with representatives of several Montana reservations, Governor's Office of Economic Development, and local HUD Field Representatives on October 5, 2008.
- A two-hour statewide combined Go-to-Webinar (internet-based conference call) and METNET (video-conferencing) on November 20. MDOC staff presented this amendment and provided an opportunity for comments and questions.
- A meeting on November 21 in Billings with representatives of several Indian tribes, reservations and a representative of NeighborWorks Montana to discuss how NSP funds can be used by Montana's tribes.

#### **General Public Correspondence to NSP**

- Numerous e-mail's, letters and phone calls with elected officials and non-profit organizations.

### **Summary of Public Comments on Montana's NSP Amendment**

Montana Department of Commerce (MDOC) received the following comments on Montana's draft action plan amendment for the Neighborhood Stabilization Program during the 15 day public comment period held November 13 through November 27, 2008. Comments were grouped according to common subject areas. MDOC responses are as follows:

1. Please consider how difficult it is to design, build, and sell or lease up within the 12 month limit for redevelopment of demolished or vacant properties, especially if procurement is involved.

#### **MDOC Response:**

MDOC agrees that the proposed time frame is too restrictive for most prospective applicants. The following change has been inserted into the final amendment: "Occupancy of any project will need to be completed within four years of the date of HUD's approval of the MDOC NSP Amendment."

## **Public Comment:**

&nbsp;

2. Please consider the risk to applicants of obligating administrative or project costs without a firm commitment of funds from MDOC.

#### **MDOC Response:**

MDOC does not expect eligible applicants to firmly obligate resources in the absence of a commitment of funds from MDOC. Additional language was added to the amendment to clarify that MDOC recommends that all NSP recipients clearly state in their procurement actions that all contracts obligating NSP funds are contingent upon the firm receipt of funds from MDOC. This process is similar to standard practice in the regular state CDBG program.

3. Please consider an abbreviated application deadline to ensure a level playing field and to offer a more transparent system.

#### **MDOC Response:**

In response to comments from several tribes and small, rural communities from all parts of the State, MDOC has established a three-stage, request for proposals process. This staged process will allow MDOC to provide technical assistance to those who have not worked previously with the State CDBG program, and work with eligible recipients to review preliminary project proposals and to suggest modifications and



ensure consistency with NSP requirements.

4. Is a public hearing for NSP proposals required?

MDOC Response:

Yes, MDOC will require one public hearing prior to submission of an application for NSP funds. Three factors influenced this decision: Montana CDBG's long history of encouraging public participation in the development of local CDBG projects, the Montana Constitution's requirement for open government, and the Schweitzer Administration's strong affirmation of openness and citizen participation in State government. The local unit of government will be responsible to hold and document the hearing, which should encourage consultation with intended beneficiaries and local citizens.

5. How do you plan to prioritize criteria to fund proposals?

- a. First come/first served?
- b. Greater need: "Qualified Need" vs. "Priority Need" groups?
- c. Most responsive to the NSP criteria?
- d. Permanent, single-family owned affordable housing proposals versus rentals?

MDOC Response:

MDOC is determined to obligate and expend as much as possible of the NSP funds to benefit Montana families during the established timeframes. As required by HUD, MDOC included additional language to clearly state that Montana's NSP funds will be prioritized to address HERA's requirement that at least 25 percent of the funds will be used on foreclosed or abandoned properties that will assist families or individuals whose income does not exceed 50 percent of area median income. See additional discussion under Section B of the Amendment, Distribution Process.

6. Please consider allowing eligible recipients to use the most current local data in lieu of the data referenced in the draft. Local cur

**Public Comment:**

as more relevant and pertinent.

MDOC Response:

MDOC encourages applicants in Areas of Greatest Need to use local data to support their NSP proposals. Each eligible applicant should highlight pertinent local data within its proposal(s), wherever relevant. All such data will be considered by MDOC during application review by MDOC.

7. Foreclosure is not currently as big a problem in Montana as in some other states. Please consider the fact that Montana's market trends lag behind national trends, so foreclosures and the risk of foreclosures have not yet impacted many places in Montana.

MDOC Response:

MDOC has collected data from many sources demonstrating an acceleration of the foreclosure problem in the Areas of Greatest Need.

8. Please consider a plan to distribute funding through regional organizations or non-profits.

MDOC Response:

MDOC has established that eligible applicants will be limited to reservations and local governments located within the designated Areas of Greatest Need for submitting proposals to MDOC when the RFP process has begun. Federal regulations require that grant recipients have adequate management capacity and financial management systems that meet generally accepted accounting principles. Given the limited time frames for NSP implementation, MDOC believes that this responsibility is best assured by limiting eligible applicants to Indian reservations and general purpose local governments (counties and municipalities). Many of Montana's Indian tribes are familiar with CDBG requirements because of past experience with the HUD Indian CDBG Program. Likewise, many counties and municipalities are also familiar with CDBG requirements due to past experience with either the HUD Entitlement CDBG Program or the State CDBG Program. See discussion under Section B of the Amendment, Eligible Applicants.

However, MDOC encourages regional and non-profit organizations to partner with tribes and local governments to develop and implement NSP proposals.

9. Please consider redistribution of funds within a region to accomplish the benefit within respective regions.

MDOC Response:

HERA has established that NSP funds can only be used in the Areas of Greatest Need and obligated or used within 18 months, this timeframe begins the date that HUD approves Montana's amendment. If funds are not obligated before the end of 18 months, HUD will recapture the funds. Due to the complex and challenging regulatory framework for NSP, the redistribution of NSP funds to a regional area could restrict the implementation of Montana's NSP program.

10. Please consider a streamlined approach to the application and reporting requirements.

MDOC Response:

Many of the application requirements are dictated by HUD; however, MDOC has proposed a three-stage RFP process to allow all eligible recipients time to respond with proposals that are consistent with the NSP. See additional discussion under Sect

**Public Comment:**

ion B in the Amendment, Distribution Process.

11. Several Comments were received requesting set-asides for the following categories:

- o Community Land Trusts,
- o Elderly Persons,
- o Tribes,
- o Entitlement Areas,
- o Specific geographic regions in the State, and
- o Non-profit organizations.

MDOC Response:

The NSP Federal Register Notice established the eligible uses of NSP funds. Additionally, MDOC has proposed a three-stage RFP process to quickly implement Montana's NSP and to be responsive to the needs of all of the various interest groups. In addition, MDOC is concerned that allocating NSP funds through categorical set-asides could create a potential obstacle for assuring that all the NSP funds will be committed to local projects within the required 18 month timeframe. See additional discussion under Section B in the Amendment, Award of Funds.

Overall	This Report Period	To Date
<b>Total Projected Budget from All Sources</b>	N/A	\$24,700,000.00
<b>Total Budget</b>	\$18,179,121.84	\$24,700,000.00
<b>Total Obligated</b>	\$0.00	\$20,043,018.57
<b>Total Funds Drawdown</b>	\$149,492.34	\$20,725,996.40
<b>Program Funds Drawdown</b>	\$149,492.34	\$19,151,408.11
<b>Program Income Drawdown</b>	\$0.00	\$1,574,588.29
<b>Program Income Received</b>	\$0.00	\$1,574,588.29
<b>Total Funds Expended</b>	\$165,023.34	\$19,196,939.11
<b>Match Contributed</b>	\$0.00	\$0.00

## Progress Toward Required Numeric Targets

Requirement	Required	To Date
<b>Overall Benefit Percentage (Projected)</b>		0.00%
<b>Overall Benefit Percentage (Actual)</b>		0.00%
<b>Minimum Non-Federal Match</b>	\$0.00	\$7,000,000.00
<b>Limit on Public Services</b>	\$2,940,000.00	\$0.00
<b>Limit on Admin/Planning</b>	\$1,960,000.00	\$1,155,339.00
<b>Limit on State Admin</b>	\$0.00	\$1,155,339.00

## Progress Toward Activity Type Targets

## Progress Toward National Objective Targets

National Objective	Target	Actual
<b>NSP Only - LH - 25% Set-Aside</b>	\$4,900,000.00	\$7,034,739.82



## Overall Progress Narrative:

MDOC has executed a total of 47 contract amendments since September 2009. These 47 contract amendments have secured 42 single family residences and 184 residences in multi-family units. This will provide a total of 226 homes for low, moderate and middle income (LMMI) households to live in for at least 20 or more years, according to the period of affordability. Of the 42 single family residences, 16 have been placed into a community land trust to preserve affordability for 90 years. Of the 184 residences in multi-family units, 59 condo units are available for homeownership for LMMI households, and 125 units will be available for rent to LMMI households.

MDOC has fully obligated the total amount of NSP 1 funds of \$19,600,000 or 100% of the NSP1 funds to approved grantees since September 2010. Of the total amount, approximately 103.6% of the total funds have been disbursed/expended on eligible activities. Additionally, of the total amount approved, approximately 30.8% has been awarded and obligated toward eligible foreclosed properties that will be targeted toward households at or below 50% of area median income, meeting the set aside requirement.

All NSP 1 funds have been firmly obligated rehabilitation and new construction work is nearly complete for all projects. NSP1 project construction or rehabilitation activities for all awards are complete.

Marketing of rehabilitated or newly constructed properties is the primary focus for most grantees. Communities are working with local lenders, providing HUD approved homebuyer education classes and encouraging potential customers to become homeowners or renters in the NSP assisted units.

Home Sales & Grantees have completed 72 individual home sales out of 101 total assisted units. Assisted LMMI homeownership has been achieved for several households. The completion of these sales has earned program income for three grantees and they have been reusing it to purchase additional units to further the impact of initial NSP 1 direct funds. By summer 2013, it is anticipated that all single family homes originally acquired and rehabilitated with NSP 1 direct funds will be sold and the program income will continue to carryout eligible program activities for NSP1 grantees.

Rental Units & Grantees have occupied 82 of the newly constructed or rehabilitated rental units. Lease-up for the remaining units in the Missoula project continue.

Currently, NSP staff continues to provide technical assistance to all grantees.

## Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
0001, NSP Eligible Use A - Financing Mechanisms SF	\$0.00	\$1,081,969.91	\$0.00
0002, NSP Eligible Use B - Acquisition, New Construction and	\$0.00	\$6,468,500.00	\$6,468,500.00
0003, NSP Eligible Use B - Acquisition, Demolition, New	\$0.00	\$4,900,000.00	\$4,864,544.60
0004, NSP Eligible Use B - Acquisition & Rehab of SF	\$49,492.34	\$4,627,636.57	\$4,120,918.36
0005, NSP Eligible Use B - Acquisition & Rehab for CLT	\$0.00	\$2,645,998.00	\$2,591,705.96
607000- SA, State Administration	\$100,000.00	\$980,000.00	\$769,000.00
607000- SGA, Sub Grantee Admin	\$0.00	\$420,884.00	\$336,739.19

## Activities

**Grantee Activity Number:** ADLC 2

**Activity Title:** Rehabilitation/Reconstruction

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Anaconda Deer Lodge County

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$703,855.00

**Total Budget**

\$703,855.00

\$703,855.00

**Total Obligated**

\$0.00

\$703,855.00

**Total Funds Drawdown**

\$49,492.34

\$640,155.36

**Program Funds Drawdown**

\$49,492.34

\$640,155.36

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$49,492.34

\$640,155.36

Anaconda Deer Lodge County

\$49,492.34

\$640,155.36

**Match Contributed**

\$0.00

\$0.00

### Activity Description:

rehabilitation of acquired single family homes for resale to LMMI

### Location Description:

scattered site single family foreclosed homes in eastern portion in City of Anaconda MT

### Activity Progress Narrative:

Acquisition activity from October 1, 2012 thru December 31, 2012

Completed in past quarters

Seven foreclosed properties have been either donated or acquired with NSP funds in Anaconda. All project activities for each property involve rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMMI households.

Rehabilitation/reconstruction activity from October 1, 2012 thru December 31, 2012

Rehabilitation of two properties and new construction of three additional properties has been completed and the properties are ready for occupancy.

Rehabilitation details are being finalized on the remaining property and bids will be accepted to complete the scope of rehabilitation work in February 2013.

One site has been designated as a blighted and the structure demolished. This property will not be redeveloped. The grantee is finalizing the documentation and liens for the site to be a side lot.

Homeownership activity progress from October 1, 2012 thru December 31, 2012

In progress

One sale to an income qualified homebuyer is complete. A local realtor has been procured to market the four homes now available for resale. Local interest in these homes is strong, but has slowed in the winter months.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/4

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/4

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/4	0/4	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>ADLC 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

10/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:****Responsible Organization:**

Anaconda Deer Lodge County

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$411,905.00

**Total Budget**

\$411,905.00

\$411,905.00

**Total Obligated**

\$0.00

\$411,905.00

**Total Funds Drawdown**

\$0.00

\$411,905.00

**Program Funds Drawdown**

\$0.00

\$411,905.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$411,905.00

Anaconda Deer Lodge County

\$0.00

\$411,905.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

acquisition, rehab and resale of foreclosed properties to Low income households only.

**Location Description:**

scattered sites located in Anaconda

**Activity Progress Narrative:**

Acquisition activity from October 1, 2012 thru December 31, 2012

Completed in past quarters

Seven foreclosed properties have been either donated or acquired with NSP funds in Anaconda. All project activities for each property involve rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMHI households.

Rehabilitation/reconstruction activity from October 1, 2012 thru December 31, 2012

Rehabilitation of two properties and new construction of three additional properties has been completed and the properties are ready for occupancy.

Rehabilitation details are being finalized on the remaining property and bids will be accepted to complete the scope of rehabilitation work in February 2013.

One site has been designated as a blighted and the structure demolished. This property will not be redeveloped. The grantee is finalizing the documentation and liens for the site to be a side lot.

Homeownership activity progress from October 1, 2012 thru December 31, 2012

In progress

One sale to an income qualified homebuyer is complete. A local realtor has been procured to market the four homes now available for resale. Local interest in these homes is strong, but has slowed in the winter months.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/3	0/0	1/3	100.00
# Owner Households	0	0	0	1/3	0/0	1/3	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Billings 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Billings

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$513,364.00

**Total Budget**

\$213,364.00

\$513,364.00

**Total Obligated**

\$0.00

\$213,364.00

**Total Funds Drawdown**

\$0.00

\$213,364.00

**Program Funds Drawdown**

\$0.00

\$213,364.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$213,364.00

City of Billings

\$0.00

\$213,364.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

rehabilitation of acquired single family foreclosed properties for moderate or middle income households.

**Location Description:**

scattered site single family homes within city limits of Billings MT

**Activity Progress Narrative:**

Acquisition activity &ndash October 1, 2012 thru December 31, 2012

Three foreclosed properties were acquired with NSP1 funds in Billings in past report periods. All project activities for each property involved rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMMI households.

The program income is being used by the grantee to further the national objective under NSP guidelines.

Rehabilitation/reconstruction activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Rehabilitation for all three homes has been completed

The program income is being used by the grantee to further the national objective under NSP guidelines.

Homeownership activity progress - October 1, 2012 thru December 31, 2012

Complete

Sub-grantee has marketed originally funded NSP properties. Two homes have been sold to less than 80% AMI homebuyers, and the third home to a family at less than 50% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1
#Refrigerators replaced	0	1/1
#Clothes washers replaced	0	1/1
#Low flow showerheads	0	2/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	2/1	2/1	100.00
# Owner Households	0	0	0	0/0	2/1	2/1	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Billings 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:****Responsible Organization:**

City of Billings

**Overall****Total Projected Budget from All Sources****Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$353,395.09

**Total Budget**

\$332,864.00

\$353,395.09

**Total Obligated**

\$0.00

\$332,864.00

**Total Funds Drawdown**

\$0.00

\$332,864.00

**Program Funds Drawdown**

\$0.00

\$332,864.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$20,531.00

\$353,395.00

City of Billings

\$20,531.00

\$353,395.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

acquisition, rehab and resale of foreclosed properties located in Billings. Resale of properties will be targeted to households at or below 50% AMI.

**Location Description:**

acquisition of scattered site foreclosed properties in Billings

**Activity Progress Narrative:**

Acquisition activity &ndash; October 1, 2012 thru December 31, 2012

Three foreclosed properties were acquired with NSP1 funds in Billings in past report periods. All project activities for each property involved rehabilitation or redevelopment in order to provide safe, decent, sanitary housing for LMMI households.

The program income is being used by the grantee to further the national objective under NSP guidelines.

Rehabilitation/reconstruction activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Rehabilitation for all three homes has been completed

The program income is being used by the grantee to further the national objective under NSP guidelines.

Homeownership activity progress - October 1, 2012 thru December 31, 2012

Complete

Sub-grantee has marketed originally funded NSP properties. Two homes have been sold to less than 80% AMI homebuyers, and the third home to a family at less than 50% AMI.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2
#Additional Attic/Roof Insulation	1	1/1
#Replaced thermostats	1	1/1
#Replaced hot water heaters	1	1/2
#Refrigerators replaced	1	1/2
#Clothes washers replaced	1	1/2
#Dishwashers replaced	1	1/1
#Low flow showerheads	1	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/2
# of Singlefamily Units	1	1/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/2	0/0	1/2	100.00
# Owner Households	1	0	1	1/2	0/0	1/2	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1128 Lynn Ave	Billings		Montana	59102-5511	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

01/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$2,079,501.59

**Total Budget**

\$2,079,501.59

\$2,079,501.59

**Total Obligated**

\$0.00

\$2,079,501.59

**Total Funds Drawdown**

\$0.00

\$2,079,501.59

**Program Funds Drawdown**

\$0.00

\$2,079,501.59

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,079,501.59

Gallatin County

\$0.00

\$2,079,501.59

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

!Proposed households and units counts are listed under 'new construction activity ' for this grantee location

Acquire 1 foreclosed existing structure 23 units and foreclosed vacant land; resale of units will be to LMMI individuals for homeownership. Vacant land will be used for new construction of secondary Gallatin activity. Activity information reported under Gallatin 2 and Gallatin 2 SA

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

Acquisition activity &ndash October 1, 2012 thru December 31, 2012

Completed in past quarters

Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/new construction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0002

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Gallatin County

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$769,130.73

**Total Budget**

\$769,130.73

\$769,130.73

**Total Obligated**

\$0.00

\$769,130.73

**Total Funds Drawdown**

\$0.00

\$769,130.73

**Program Funds Drawdown**

\$0.00

\$769,130.73

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$769,130.73

Gallatin County

\$0.00

\$769,130.73

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

!Proposed household and unit counts for this grantee location are listed under the 'new construction activity'. Acquisition of foreclosed condo building with foreclosed property acquired for new construction and resale of condo units to low income households. All activities reported under Gallatin 2 (moderate and middle) and Gallatin 2 SA (low)

**Location Description:**

Cottonwood Bozeman MT

**Activity Progress Narrative:**

Acquisition activity &ndash; October 1, 2012 thru December 31, 2012

Completed in past quarters

Acquisition of foreclosed property occurred in February 2010. No other acquisition activities are anticipated.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/new construction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 2</b>
<b>Activity Title:</b>	<b>New construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

0002

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected Start Date:**

02/01/2010

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

Gallatin County

**Overall****Oct 1 thru Dec 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$2,714,900.68

**Total Budget**

\$2,714,900.68

\$2,714,900.68

**Total Obligated**

\$0.00

\$2,714,900.68

**Total Funds Drawdown**

\$0.00

\$2,714,900.68

**Program Funds Drawdown**

\$0.00

\$2,714,900.68

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,714,900.68

Gallatin County

\$0.00

\$2,714,900.68

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New construction - containing 43 units. Units will be sold to LMMI individuals as homeownership. Construction includes site work, infrastructure, landscaping and building.  
Current activities listed in QPR

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

New construction activity - October 1, 2012 thru December 31, 2012

Completed in past quarters: total units made available for resale - 59

Building 1: This building is fully constructed and was purchased as a foreclosed property. Seven (7) condo units have been resold to households earning less than 50% AMI. Nine (9) condo units have been resold to households earning less than 80% AMI. Additional units are available for sale and the developer is working toward sales of these available units.

Building 2: Construction is complete and units are being marketed to eligible households. Ten (10) units have been sold to households earning less than 50% AMI; Thirteen (13) units have been sold households earning between 50% and 80% AMI; and 6 (six) condo units have been sold to households earning between 80% and 120% AMI. All newly constructed units are now available for purchase and are currently being marketed by the local human resource development council.

Resale activity progress for October 1, 2012 thru December 31, 2012

In progress

Forty-five (45) units have been sold to income qualified homebuyers. The sub-grantee continues marketing efforts for all units and working with HUD Homebuyer Education providers, local lenders and realtors to locate eligible and income qualified homebuyers for units.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	4	23/43
# of Singlefamily Units	4	23/43

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	4	4	0/0	23/43	27/43	85.19
# Owner Households	0	4	4	0/0	23/43	27/43	85.19

## Activity Locations

Address	City	County	State	Zip	Status / Accept
228 S Cottonwood Rd Unit 305	Bozeman		Montana	59718-9456	Match / Y
228 S Cottonwood Rd Unit 307	Bozeman		Montana	59718-9456	Match / Y
228 S Cottonwood Rd Unit 104	Bozeman		Montana	59718-9396	Match / Y
228 S Cottonwood Rd Unit 105	Bozeman		Montana	59718-9396	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Gallatin 2 SA</b>
<b>Activity Title:</b>	<b>New construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

0002

**Project Title:**

NSP Eligible Use B - Acquisition, New Construction and

**Projected Start Date:**

11/01/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Gallatin County

**Overall****Oct 1 thru Dec 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$904,967.00

**Total Budget**

\$904,967.00

\$904,967.00

**Total Obligated**

\$0.00

\$904,967.00

**Total Funds Drawdown**

\$0.00

\$904,967.00

**Program Funds Drawdown**

\$0.00

\$904,967.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$904,967.00

Gallatin County

\$0.00

\$904,967.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New Construction- 16 units, to be sold to 50%AMI individuals as homeownership. Construction includes site work, infrastructure, landscaping and building

**Location Description:**

244 Cottonwood Road, Bozeman MT 59718

**Activity Progress Narrative:**

New construction activity - October 1, 2012 thru December 31, 2012

Completed in past quarters: total units made available for resale - 59

Building 1: This building is fully constructed and was purchased as a foreclosed property. Seven (7) condo units have been resold to households earning less than 50% AMI. Nine (9) condo units have been resold to households earning less than 80% AMI. Additional units are available for sale and the developer is working toward sales of these available units.

Building 2: Construction is complete and units are being marketed to eligible households. Ten (10) units have been sold to households earning less than 50% AMI; Thirteen (13) units have been sold households earning between 50% and 80% AMI; and 6 (six) condo units have been sold to households earning between 80% and 120% AMI. All newly constructed units are now available for purchase and are currently being marketed by the local human resource development council.

Resale activity progress for October 1, 2012 thru December 31, 2012

In progress

Forty-five (45) units have been sold to income qualified homebuyers. The sub-grantee continues marketing efforts for all units and working with HUD Homebuyer Education providers, local lenders and realtors to locate eligible and income qualified homebuyers for units.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	2	11/16
# of Singlefamily Units	2	11/16

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	2	0	2	15/16	0/0	15/16	100.00
# Owner Households	2	0	2	15/16	0/0	15/16	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
244 S Cottonwood Rd Unit 305	Bozeman		Montana	59718-9239	Match / Y
228 S Cottonwood Rd Unit 309	Bozeman		Montana	59718-9456	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Great Falls 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

09/01/2009

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$843,750.00

**Total Budget**

\$436,986.37

\$843,750.00

**Total Obligated**

\$0.00

\$436,986.37

**Total Funds Drawdown**

\$0.00

\$436,986.37

**Program Funds Drawdown**

\$0.00

\$436,986.37

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$436,986.37

City of Great Falls

\$0.00

\$436,986.37

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Acquisition of foreclosed properties for households at and below 120% of Area Median Income. Rehab and resale of the foreclosed properties will be reported under a separate activity.

Activities reported under Great Falls 2 and Great Falls 2 SA

**Location Description:**

Foreclosed properties to be purchased in scattered sites within the city limits of Great Falls.

**Activity Progress Narrative:**

Acquisition activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

A total of 13 foreclosed homes were acquired with direct NSP 1 funds in Great Falls. Two additional units have been acquired with program income funds, those units were blighted and not foreclosed. Program income funds are the only funding source that is assisting the two blighted units. All units are being sold to households that are at or below 120% AMI. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, once the grantee receives revenue from the additional sales.

**Accomplishments Performance Measures**
**This Report Period**
**Total**
**Cumulative Actual Total / Expected**
**Total**

# of Properties	0	4/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/0
# of Singlefamily Units	0	4/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Great Falls 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition SA</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct ( Household )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$450,000.00

**Total Budget**

\$0.00

\$450,000.00

**Total Obligated**

\$0.00

\$407,479.30

**Total Funds Drawdown**

\$0.00

\$407,479.30

**Program Funds Drawdown**

\$0.00

\$401,230.55

**Program Income Drawdown**

\$0.00

\$6,248.75

**Program Income Received**

\$0.00

\$6,248.75

**Total Funds Expended**

\$0.00

\$401,230.55

City of Great Falls

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Purchase foreclosed properties to rehab and resell to Low income households (50% AMI).

All activities reported under Great Falls 2 or Great Falls 2 SA

**Location Description:**

properties located in the City of Great Falls

**Activity Progress Narrative:**

Acquisition activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

A total of 13 foreclosed homes were acquired with direct NSP 1 funds in Great Falls. Two additional units have been acquired with program income funds, those units were blighted and not foreclosed. Program income funds are the only funding source that is assisting the two blighted units. All units are being sold to households that are at or below 120% AMI. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, once the grantee receives revenue from the additional sales.

**Accomplishments Performance Measures**
**This Report Period**
**Total**
**Cumulative Actual Total / Expected**
**Total**


# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Great Falls 2</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$843,750.00

**Total Budget**

\$0.00

\$843,750.00

**Total Obligated**

\$0.00

\$640,529.77

**Total Funds Drawdown**

\$0.00

\$640,529.77

**Program Funds Drawdown**

\$0.00

\$264,309.78

**Program Income Drawdown**

\$0.00

\$376,219.99

**Program Income Received**

\$0.00

\$376,219.99

**Total Funds Expended**

\$0.00

\$264,309.78

City of Great Falls

\$0.00

\$401,230.55

City of Great Falls

\$0.00

\$264,309.78

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of foreclosed unit in order to sell home to qualified moderate or middle income (120% AMI) home purchaser. Homes will be acquired, rehabbed and sold to eligible households.

**Location Description:**

Scattered foreclosed properties all located within the city limits of great falls.

**Activity Progress Narrative:**

Construction activity - October 1, 2012 thru December 31, 2012

Completed rehabilitation of 13 single-family homes in past quarters

Program Income is being used by the grantee to complete additional property development of rehab and further the national objective under NSP guidelines.

Homeownership assistance activity - October 1, 2012 thru December 31, 2012

Completed sale of 13 single-family homes to income eligible households. Seven (7) homes have been sold to households at or below 50% AMI and six (6) have been sold to households at or below 120% AMI.

Sales to qualified NSP homebuyers for properties completed with program income funds continue.

**Accomplishments Performance Measures**
**This Report Period**
**Total**
**Cumulative Actual Total / Expected**
**Total**

# of Properties	0	5/0
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/10
# of Singlefamily Units	0	4/10

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	5/10	6/10	83.33
# Owner Households	0	0	0	0/0	5/10	6/10	83.33

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Great Falls 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/31/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$250,000.00

**Total Budget**

\$0.00

\$250,000.00

**Total Obligated**

\$0.00

\$198,024.13

**Total Funds Drawdown**

\$0.00

\$198,024.13

**Program Funds Drawdown**

\$0.00

\$137,474.30

**Program Income Drawdown**

\$0.00

\$60,549.83

**Program Income Received**

\$0.00

\$60,549.87

**Total Funds Expended**

\$0.00

\$137,474.30

City of Great Falls

\$0.00

\$137,474.30

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of foreclosed unit to sell to home to qualified low (50%AMI) homeowner.

**Location Description:**

properties located in the City of Great Falls

**Activity Progress Narrative:**

Construction activity - October 1, 2012 thru December 31, 2012

Completed rehabilitation of 13 single-family homes in past quarters

Program Income is being used by the grantee to complete additional property development of rehab and further the national objective under NSP guidelines.

Homeownership assistance activity - October 1, 2012 thru December 31, 2012

Completed sale of 13 single-family homes to income eligible households. Seven (7) homes have been sold to households at or below 50% AMI and six (6) have been sold to households at or below 120% AMI.

Sales to qualified NSP homebuyers for properties completed with program income funds continue.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	3/4



#Energy Star Replacement Windows	0	0/4
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/5	0/0	7/5	100.00
# Owner Households	0	0	0	7/5	0/0	7/5	100.00

### Activity Locations

No Activity Locations found.

### Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Great Falls 3</b>
<b>Activity Title:</b>	<b>Great Falls Financing</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

11/18/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$383,294.91

**Total Budget**

\$0.00

\$383,294.91

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$383,294.91

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$383,294.91

**Program Income Received**

\$0.00

\$383,294.87

**Total Funds Expended**

\$0.00

\$0.00

City of Great Falls

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Financing Mechanism for households at or below 120% AMI but above 50% AMI. To provide financing to moderate or middle income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Great Falls 3 SA</b>
<b>Activity Title:</b>	<b>Financing Mechanisms SA</b>

**Activity Category:**

Homeownership Assistance to low- and moderate-income

**Project Number:**

0001

**Projected Start Date:**

08/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use A - Financing Mechanisms SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Great Falls

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$698,675.00

**Total Budget**

\$0.00

\$698,675.00

**Total Obligated**

\$0.00

\$0.00

**Total Funds Drawdown**

\$0.00

\$698,675.00

**Program Funds Drawdown**

\$0.00

\$0.00

**Program Income Drawdown**

\$0.00

\$698,675.00

**Program Income Received**

\$0.00

\$698,675.00

**Total Funds Expended**

\$0.00

\$0.00

City of Great Falls

\$0.00

\$0.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Financing to low income homebuyers (50%AMI)

To provide financing to low income households to purchase previously foreclosed, newly rehabilitated units. All financing will be provided through program income.

**Location Description:**
**Activity Progress Narrative:**
**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Housing Units</b>	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	3/0	0/0	3/0	100.00
# Owner Households	0	0	0	3/0	0/0	3/0	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

### Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

---

<b>Grantee Activity Number:</b>	<b>Kalispell 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0005

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$3,077,015.34

**Total Budget**

\$1,670,765.34

\$3,077,015.34

**Total Obligated**

\$0.00

\$1,670,765.34

**Total Funds Drawdown**

\$0.00

\$1,670,765.34

**Program Funds Drawdown**

\$0.00

\$1,670,765.34

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,670,765.34

City of Kalispell

\$0.00

\$1,670,765.34

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity

Acquisition of scattered site foreclosed single family homes for rehab and resale to homebuyers at or below 120%AMI. Thirteen total foreclosed units will be acquired with NSP funds for non set aside households.

**Location Description:**

Single Family Scattered Site within City limits of Kalispell MT

**Activity Progress Narrative:**

Acquisition activity from October 1, 2012 thru December 31, 2012

Completed in past quarters

A total of 16 foreclosed homes have been acquired with NSP 1 funds in Kalispell in past reporting periods. All units will be placed into a community land trust to provide affordable housing for 90 years. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, when the grantee earns revenue from the resale of homes.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** Kalispell 1 SA

**Activity Title:** Acquisition

**Activity Category:**

Acquisition - general

**Project Number:**

0005

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

City of Kalispell

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$1,160,500.00

**Total Budget**

\$691,750.00

\$1,160,500.00

**Total Obligated**

\$0.00

\$691,750.00

**Total Funds Drawdown**

\$0.00

\$691,750.00

**Program Funds Drawdown**

\$0.00

\$691,750.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$691,750.00

City of Kalispell

\$0.00

\$691,750.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under rehab/reconstruction activity for this grantee  
Acquisition of foreclosed single family homes for rehab and resale to 50%MAI homebuyers

**Location Description:**

scattered properties in the City Kalispell

**Activity Progress Narrative:**

Acquisition activity from October 1, 2012 thru December 31, 2012

Completed in past quarters

A total of 16 foreclosed homes have been acquired with NSP 1 funds in Kalispell in past reporting periods. All units will be placed into a community land trust to provide affordable housing for 90 years. No other acquisitions will be completed with direct NSP 1 funds but will continue with program income, when the grantee earns revenue from the resale of homes.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity.

**Accomplishments Performance Measures**

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Kalispell 2</b>
<b>Activity Title:</b>	<b>rehabilitation/reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0005

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$673,460.66

**Total Budget**

\$204,710.66

\$673,460.66

**Total Obligated**

\$0.00

\$204,710.66

**Total Funds Drawdown**

\$0.00

\$153,018.87

**Program Funds Drawdown**

\$0.00

\$153,018.87

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$153,018.87

City of Kalispell

\$0.00

\$153,018.87

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of scattered site acquired single family homes

**Location Description:**

Rehabilitation of scattered site acquired single family homes within City limits of Kalispell Mt

**Activity Progress Narrative:**

Rehabilitation activity from October 1, 2012 thru December 31, 2012

Completed in past quarters

Rehabilitation work is complete on the 16 foreclosed homes purchased in Kalispell with NSP 1 funds. Homes purchased required varying levels of rehabilitation. Maintenance at properties has been ongoing through the marketing period.

Homeownership assistance activity progress October 1, 2012 thru December 31, 2012

In progress

Marketing is underway for all properties and partnerships with local lenders enhancing marketing efforts. Attendance in homebuyer education classes is strong and provides for additional interest and a pool of potential homebuyers.

Ten (10) single-family homes have been resold to income qualified households; One (1) to a household below 50% AMI, four (4) to households at 51% to 80% AMI, and five (5) to households at 81% to 120% AMI. One more property is scheduled to close within the next month.

**Accomplishments Performance Measures**

**This Report Period**  
**Total**

**Cumulative Actual Total / Expected**  
**Total**



# of Properties	3	3/11
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	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	3	3/11
# of Singlefamily Units	3	3/11

### Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	3	0/0	5/11	9/11	55.56
# Owner Households	0	1	3	0/0	5/11	9/11	55.56

### Activity Locations

Address	City	County	State	Zip	Status / Accept
152 Barron Way	Kalispell		Montana	59901-2597	Match / Y
2304 Merganser Dr	Kalispell		Montana	59901-8968	Match / Y
906 Ashley Dr	Kalispell		Montana	59901-5526	Match / Y

### Other Funding Sources Budgeted - Detail

#### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Kalispell 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0005

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab for CLT

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Kalispell

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$235,022.00

**Total Budget**

\$78,772.00

\$235,022.00

**Total Obligated**

\$0.00

\$78,772.00

**Total Funds Drawdown**

\$0.00

\$76,171.75

**Program Funds Drawdown**

\$0.00

\$76,171.75

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$76,171.75

City of Kalispell

\$0.00

\$76,171.75

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Rehab of acquired foreclosed single family homes resale to households at or below 50% AMI

**Location Description:**

Scattered site rehab of acquired foreclosed single family homes in city limits of Kalispell

**Activity Progress Narrative:**

Rehabilitation activity from October 1, 2012 thru December 31, 2012

Completed in past quarters

Rehabilitation work is complete on the 16 foreclosed homes purchased in Kalispell with NSP 1 funds. Homes purchased required varying levels of rehabilitation. Maintenance at properties has been ongoing through the marketing period.

Homeownership assistance activity progress October 1, 2012 thru December 31, 2012

In progress

Marketing is underway for all properties and partnerships with local lenders enhancing marketing efforts. Attendance in homebuyer education classes is strong and provides for additional interest and a pool of potential homebuyers.

Ten (10) single-family homes have been resold to income qualified households; One (1) to a household below 50% AMI, four (4) to households at 51% to 80% AMI, and five (5) to households at 81% to 120% AMI. One more property is scheduled to close within the next month.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	1	5/5

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	1/5
# of Singlefamily Units	1	1/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	1/5	0/0	1/5	100.00
# Owner Households	1	0	1	1/5	0/0	1/5	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
166 Barron Way	Kalispell		Montana	59901-2597	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 1</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0003

**Projected Start Date:**

02/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$1,465,367.69

**Total Budget**

\$1,465,367.69

\$1,465,367.69

**Total Obligated**

\$0.00

\$1,465,367.69

**Total Funds Drawdown**

\$0.00

\$1,465,367.69

**Program Funds Drawdown**

\$0.00

\$1,465,367.69

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$1,465,367.69

City of Missoula

\$0.00

\$1,465,367.69

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under new construction activity for this grantee Activity 1 -Acquire foreclosed property to complete activities for City of Missoula. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

Acquisition activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Acquisition was completed in March 2010. No other activities to report.

Proposed Household and unit counts for this grantee will be listed under New Construction activity at occupancy.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	1/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Parcels acquired by</b>	0	0/0

# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0
Total acquisition compensation to	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 1 SA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0003

**Projected Start Date:**

12/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$488,455.89

**Total Budget**

\$488,455.89

\$488,455.89

**Total Obligated**

\$0.00

\$488,455.89

**Total Funds Drawdown**

\$0.00

\$488,455.89

**Program Funds Drawdown**

\$0.00

\$488,455.89

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$488,455.89

City of Missoula

\$0.00

\$488,455.89

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts for this activity are listed under new construction activity for this grantee Activity 1 -Acquisition of foreclosed property to complete activities two and three for City of Missoula. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 E Broadway, Missoula MT

**Activity Progress Narrative:**

Acquisition activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Acquisition was completed in March 2010. No other activities to report.

Proposed Household and unit counts for this grantee will be listed under New Construction activity at occupancy.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 2</b>
<b>Activity Title:</b>	<b>Clearance and demolition</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0003

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

06/01/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$112,500.00

**Total Budget**

\$112,500.00

\$112,500.00

**Total Obligated**

\$0.00

\$112,500.00

**Total Funds Drawdown**

\$0.00

\$112,500.00

**Program Funds Drawdown**

\$0.00

\$112,500.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$112,500.00

City of Missoula

\$0.00

\$112,500.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under new construction activity for this grantee Activity 2 for City of Missoula - Demolition of foreclosed property, clearing of site in preparation for new construction (activity 3). All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

Demolition/ site work activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Demolition and site clearance activities completed in previous quarters and no other activities will be reported under demolition, Proposed Household and unit counts for this grantee is listed under New Construction activity

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0
<b># of buildings (non-residential)</b>	0	0/0
<b># of Public Facilities</b>	0	0/0

# of Businesses	0	0/0
# of Non-business Organizations	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Missoula 2 SA</b>
<b>Activity Title:</b>	<b>Clearance and demo</b>

**Activity Category:**

Clearance and Demolition

**Project Number:**

0003

**Projected Start Date:**

03/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

06/01/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$37,500.00

**Total Budget**

\$37,500.00

\$37,500.00

**Total Obligated**

\$0.00

\$37,500.00

**Total Funds Drawdown**

\$0.00

\$37,500.00

**Program Funds Drawdown**

\$0.00

\$37,500.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$37,500.00

City of Missoula

\$0.00

\$37,500.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under new construction activity for this grantee Demo and clearance of site acquired in Activity 1, preparation for new construction. All activities reported under Missoula 3, Missoula 3 SA

**Location Description:**

1311 East Broadway, Missoula MT

**Activity Progress Narrative:**

Demolition/ site work activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Demolition and site clearance activities completed in previous quarters and no other activities will be reported under demolition, Proposed Household and unit counts for this grantee is listed under New Construction activity

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Missoula 3</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Activity Status:**

Under Way

**Project Number:**

0003

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected Start Date:**

07/01/2010

**Projected End Date:**

07/01/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LMMI

**Responsible Organization:**

City of Missoula

**Overall****Oct 1 thru Dec 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$2,109,632.31

**Total Budget**

\$2,109,632.31

\$2,109,632.31

**Total Obligated**

\$0.00

\$2,109,632.31

**Total Funds Drawdown**

\$0.00

\$2,074,176.91

**Program Funds Drawdown**

\$0.00

\$2,074,176.91

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$2,074,176.91

City of Missoula

\$0.00

\$2,074,176.91

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Activity 3 - New construction of 115 rental units for LMMI households, including site work and infrastructure, 86 designated for households at or below 120% and above 50% AMI.

**Location Description:**

1311 East Broadway, Missoula MT 59802

**Activity Progress Narrative:**

New construction activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Construction of the 115 unit complex was completed in June.

Rental / Occupancy

Rental activity progress - October 1, 2012 thru December 31, 2012

Underway

115 units have been constructed for occupancy by households at or below 120% area median income (AMI) with 25% of the NSP1 funds targeted toward rental units for households at or below 50% AMI.

The City is working with a for-profit developer to carry out the NSP1 activities.

Potential renters are currently working through the application process. 72 units have been rented &ndash 53 to LH25 households and 19 to households at 51% AMI or higher.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	8	18/86
#Low flow showerheads	8	18/86
#Units with bus/rail access	8	18/86
#Units & other green	8	8/86

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	8	8/86
# of Multifamily Units	8	8/86

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	8	8	0/0	16/86	18/86	88.89
# Renter Households	0	8	8	0/0	16/86	18/86	88.89

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1305 E Broadway St Apt 305	Missoula		Montana	59802-4944	Match / Y
1303 E Broadway St Apt 301	Missoula		Montana	59802-4942	Match / Y
1305 E Broadway St Apt 104	Missoula		Montana	59802-4942	Not Validated / N
1303 E Broadway St Apt 307	Missoula		Montana	59802-4942	Match / Y
1309 E Broadway St Apt 111	Missoula		Montana	59802-	Match / N
1307 E Broadway St Apt 102	Missoula		Montana	59802-	Match / N
1303 E Broadway St Apt 207	Missoula		Montana	59802-4942	Match / Y
1303 E Broadway St Apt 212	Missoula		Montana	59802-4942	Match / Y

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Missoula 3 SA</b>
<b>Activity Title:</b>	<b>New Construction</b>

**Activity Category:**

Construction of new housing

**Project Number:**

0003

**Projected Start Date:**

05/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition, Demolition, New

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

City of Missoula

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$686,544.11

**Total Budget**

\$686,544.11

\$686,544.11

**Total Obligated**

\$0.00

\$686,544.11

**Total Funds Drawdown**

\$0.00

\$686,544.11

**Program Funds Drawdown**

\$0.00

\$686,544.11

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$686,544.11

City of Missoula

\$0.00

\$686,544.11

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

New construction - construction of 115 units, with 29 designated to be rented to low income households. Construction includes site work, infrastructure and building.

**Location Description:**

1311 E. Broadway, Missoula MT

**Activity Progress Narrative:**

New construction activity - October 1, 2012 thru December 31, 2012

Completed in past quarters

Construction of the 115 unit complex was completed in June.

Rental / Occupancy

Rental activity progress - October 1, 2012 thru December 31, 2012

Underway

115 units have been constructed for occupancy by households at or below 120% area median income (AMI) with 25% of the NSP1 funds targeted toward rental units for households at or below 50% AMI.

The City is working with a for-profit developer to carry out the NSP1 activities.

Potential renters are currently working through the application process. 72 units have been rented &ndash 53 to LH25 households and 19 to households at 51% AMI or higher.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Low flow toilets	12	53/29
#Low flow showerheads	12	53/29
#Units with bus/rail access	12	53/29
#Units w/ other green	12	12/29
# ELI Households (0-30% AMI)	9	41/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	12	12/29
# of Multifamily Units	12	12/29

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	12	0	12	53/29	0/0	53/29	100.00
# Renter Households	12	0	12	53/29	0/0	53/29	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1309 E Broadway St Apt 209	Missoula		Montana	59802-4968	Match / Y
1303 E Broadway St Apt 209	Missoula		Montana	59802-4942	Match / Y
1303 E Broadway St Apt 302	Missoula		Montana	59802-4942	Match / Y
1309 E Broadway St Apt 309	Missoula		Montana	59802-4968	Match / Y
1303 E Broadway St Apt 105	Missoula		Montana	59802-4942	Match / Y
1303 E Broadway St Apt 303	Missoula		Montana	59802-4942	Match / Y
1309 E Broadway St Apt 316	Missoula		Montana	59802-4968	Match / Y
1309 E Broadway St Apt 116	Missoula		Montana	59802-	Match / N
1303 E Broadway St Apt 306	Missoula		Montana	59802-4942	Match / Y
1309 E Broadway St Apt 103	Missoula		Montana	59802-	Match / N
1309 E Broadway St Apt 215	Missoula		Montana	59802-4968	Match / Y
1309 E Broadway St Apt 105	Missoula		Montana	59802-	Match / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>MT-NSP-607000</b>
<b>Activity Title:</b>	<b>Program Administration</b>

**Activity Category:**

Administration

**Project Number:**

607000- SA

**Projected Start Date:**

03/19/2009

**Benefit Type:**

( )

**National Objective:**

N/A

**Activity Status:**

Under Way

**Project Title:**

State Administration

**Projected End Date:**

07/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

State of Montana

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$980,000.00

**Total Budget**

\$980,000.00

\$980,000.00

**Total Obligated**

\$0.00

\$980,000.00

**Total Funds Drawdown**

\$100,000.00

\$769,000.00

**Program Funds Drawdown**

\$100,000.00

\$769,000.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$95,000.00

\$794,000.00

State of Montana

\$95,000.00

\$794,000.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Program Administration for NSP for the Department of Commerce State offices for the duration of project activities.

**Location Description:**

Administration of NSP program from the State of Montana Department of Commerce, Community Development Division, Helena MT.

**Activity Progress Narrative:**
**Accomplishments Performance Measures**

No Accomplishments Performance Measures found.

**Beneficiaries Performance Measures**

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

---

<b>Grantee Activity Number:</b>	<b>Pondera 1 NSA</b>
<b>Activity Title:</b>	<b>Acquisition</b>

**Activity Category:**

Acquisition - general

**Project Number:**

0004

**Projected Start Date:**

11/18/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/30/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$25,849.47

**Total Budget**

\$25,849.47

\$25,849.47

**Total Obligated**

\$0.00

\$25,849.47

**Total Funds Drawdown**

\$0.00

\$25,849.47

**Program Funds Drawdown**

\$0.00

\$25,849.47

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$25,849.47

Pondera County

\$0.00

\$25,849.47

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

! Proposed household and unit counts are for this activity are listed under rehab/reconstruction activity for this grantee Acquisition of vacant foreclosed home to be demolished, redeveloped and resold to a household at or below 120% of AMI. Activities reported under Pondera 2 NSA adn Pondera 2 SA

**Location Description:**

foreclosed properties in Pondera County

**Activity Progress Narrative:**

Acquisition activity &ndash October 1, 2012 thru December 31, 2012

Completed in past quarters

Three (3) foreclosed properties were acquired with NSP direct funds in Brady and Conrad in past reporting periods. All project activities for each property involve rehabilitation or reconstruction in order to provide safe, decent, sanitary housing for LMMI households. One (1) of three properties will be resold to 50% AMI homebuyer.

Proposed Household and unit counts for this grantee are listed under Rehabilitation/reconstruction of residential structures activity.

**Accomplishments Performance Measures**

	<b>This Report Period</b>	<b>Cumulative Actual Total / Expected</b>
	<b>Total</b>	<b>Total</b>
<b># of Properties</b>	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/0	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

<b>Grantee Activity Number:</b>	<b>Pondera 2 NSA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

11/01/2009

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

04/19/2010

**Completed Activity Actual End Date:**
**Responsible Organization:**

Pondera County

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$196,979.53

**Total Budget**

\$0.00

\$196,979.53

**Total Obligated**

\$0.00

\$196,979.53

**Total Funds Drawdown**

\$0.00

\$196,979.53

**Program Funds Drawdown**

\$0.00

\$196,979.53

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$196,979.53

Pondera County

\$0.00

\$196,979.53

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Pondera County NSP activities will provide affordable housing to two moderate and middle (at or below 120% AMI) income families, and one households at or below 50% ami.

**Location Description:**

scattered foreclosed properties in Conrad and Brady

**Activity Progress Narrative:**

Rehabilitation/reconstruction activity &ndash October 1, 2012 thru December 31, 2012

Completed in past quarters

A foreclosed, blighted property has been demolished and redeveloped. Project activities were to demolish and complete site work to place new home on property. A manufactured home, including many Energy Efficient features, was purchased and placed on the property. Rehab activities complete.

Second foreclosed property rehab has been completed. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the rehab. Rehab activities complete.

Third foreclosed blighted property demolition and new construction has been completed. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the new construction project. Construction activities have been completed.

Homeownership activity progress &ndash October 1, 2012 thru December 31, 2012

In progress

Two units have been sold to LMMI income eligible households. The sub-grantee has been actively marketing and working with NeighborWorks Montana, to locate LH25 eligible homebuyers in this rural area for the remaining house.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/2	2/2	50.00
# Owner Households	0	0	0	0/0	1/2	2/2	50.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Pondera 2 SA</b>
<b>Activity Title:</b>	<b>Rehabilitation/Reconstruction SA</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Activity Status:**

Under Way

**Project Number:**

0004

**Project Title:**

NSP Eligible Use B - Acquisition &amp; Rehab of SF

**Projected Start Date:**

07/14/2009

**Projected End Date:**

07/31/2013

**Benefit Type:**

Direct ( HouseHold )

**Completed Activity Actual End Date:****National Objective:**

NSP Only - LH - 25% Set-Aside

**Responsible Organization:**

Pondera County

**Overall****Oct 1 thru Dec 31, 2012****To Date****Total Projected Budget from All Sources**

N/A

\$95,931.00

**Total Budget**

\$95,931.00

\$95,931.00

**Total Obligated**

\$0.00

\$95,931.00

**Total Funds Drawdown**

\$0.00

\$95,931.00

**Program Funds Drawdown**

\$0.00

\$95,931.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$95,931.00

Pondera County

\$0.00

\$95,931.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Reconstruction of foreclosed property for households at or below 50% AMI

**Location Description:**

Conrad MT

**Activity Progress Narrative:**

Rehabilitation/reconstruction activity &amp;ndash October 1, 2012 thru December 31, 2012

Completed in past quarters

A foreclosed, blighted property has been demolished and redeveloped. Project activities were to demolish and complete site work to place new home on property. A manufactured home, including many Energy Efficient features, was purchased and placed on the property. Rehab activities complete.

Second foreclosed property rehab has been completed. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the rehab. Rehab activities complete.

Third foreclosed blighted property demolition and new construction has been completed. Energy Efficient washer, dryer, refrigerator and furnace were placed in the home as part of the new construction project. Construction activities have been completed.

Homeownership activity progress &amp;ndash October 1, 2012 thru December 31, 2012

In progress

Two units have been sold to LMMI income eligible households. The sub-grantee has been actively marketing and working with NeighborWorks Montana, to locate LH25 eligible homebuyers in this rural area for the remaining house.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



<b>Grantee Activity Number:</b>	<b>Sanders County SA</b>
<b>Activity Title:</b>	<b>Acquisition/rehab/rental</b>

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

07/01/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LH - 25% Set-Aside

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

03/01/2013

**Completed Activity Actual End Date:**
**Responsible Organization:**

Sanders County

**Overall**
**Total Projected Budget from All Sources**
**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$492,714.00

**Total Budget**

\$480,214.00

\$492,714.00

**Total Obligated**

\$0.00

\$480,214.00

**Total Funds Drawdown**

\$0.00

\$480,214.00

**Program Funds Drawdown**

\$0.00

\$480,214.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$480,214.00

Sanders County

\$0.00

\$480,214.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition/rehab/rental of duplexes (5 units from 3 duplexes) to low income households.

**Location Description:**

Sanders County, Plains Montana. Properties are located either on the same street or neighboring block.

**Activity Progress Narrative:**

Acquisition activity progress from October 1, 2012 thru December 31, 2012

Completed

Acquisition of properties occurred in July, August and September of 2010. The County has worked with a local non-profit to carry out the NSP1 activities.

Four duplexes are located on the same street, with a fifth duplex on a neighboring street. Ten total units. Impact to this neighborhood is significant and has potential for further affordable housing development.

Rehabilitation activity progress from October 1, 2012 thru December 31, 2012

Completed

Renovation has been completed on all ten (10) rental units. Carports and additional landscaping items were completed August 2011. Project has been monitored by NSP and grantee has completed conditional closeout information. Final closeout of the project is anticipated spring 2013.

2 units were developed to be fully compliant with ADA

Program Income is being used by the grantee to further the national objective under NSP guidelines.

Occupancy activity progress from October 1, 2012 thru December 31, 2012

Complete

All ten (10) of the rental units are occupied with qualified tenants; seven (7) are occupied by households at or below 50% AMI



and three (3) between 51% and 80% AMI. The community has had a tremendous amount of interest expressed in this project and has had no shortage of eligible, qualified tenants.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/3
# of Parcels acquired voluntarily	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	7/5	0/0	7/5	100.00
# Renter Households	0	0	0	7/5	0/0	7/5	100.00

## Activity Locations

No Activity Locations found.

## Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

**Grantee Activity Number:** Sanders County- NSA

**Activity Title:** Acq/Rehab/Rental

**Activity Category:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

0004

**Projected Start Date:**

08/27/2010

**Benefit Type:**

Direct ( HouseHold )

**National Objective:**

NSP Only - LMMI

**Activity Status:**

Under Way

**Project Title:**

NSP Eligible Use B - Acquisition & Rehab of SF

**Projected End Date:**

07/31/2013

**Completed Activity Actual End Date:**

**Responsible Organization:**

Sanders County

**Overall**

**Total Projected Budget from All Sources**

**Oct 1 thru Dec 31, 2012**

N/A

**To Date**

\$521,155.00

**Total Budget**

\$483,655.00

\$521,155.00

**Total Obligated**

\$0.00

\$483,655.00

**Total Funds Drawdown**

\$0.00

\$483,655.00

**Program Funds Drawdown**

\$0.00

\$483,655.00

**Program Income Drawdown**

\$0.00

\$0.00

**Program Income Received**

\$0.00

\$0.00

**Total Funds Expended**

\$0.00

\$483,655.00

Sanders County

\$0.00

\$483,655.00

**Match Contributed**

\$0.00

\$0.00

**Activity Description:**

Acquisition of three duplexes (5 units of 3 duplexes) for households at or below 120% AMI. Rehab work will be completed and units will be rented to eligible households.

**Location Description:**

Sanders County, Plains Montana. All properties are either located on the same block or neighboring block.

**Activity Progress Narrative:**

Acquisition activity progress from October 1, 2012 thru December 31, 2012

Completed

Acquisition of properties occurred in July, August and September of 2010. The County has worked with a local non-profit to carry out the NSP1 activities.

Four duplexes are located on the same street, with a fifth duplex on a neighboring street. Ten total units. Impact to this neighborhood is significant and has potential for further affordable housing development.

Rehabilitation activity progress from October 1, 2012 thru December 31, 2012

Completed

Renovation has been completed on all ten (10) rental units. Carports and additional landscaping items were completed August 2011. Project has been monitored by NSP and grantee has completed conditional closeout information. Final closeout of the project is anticipated spring 2013.

2 units were developed to be fully compliant with ADA

Program Income is being used by the grantee to further the national objective under NSP guidelines.

Occupancy activity progress from October 1, 2012 thru December 31, 2012

Complete

Sanders County has successfully occupied all ten (10) units made available, but due to a reporting error, one unit was not

reported in DRGR, in the quarter it was initially occupied, November 2011. The unit count is being updated this quarter (Oct-Dec 2012) to accurately reflect ten units occupied for the project.

## Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	1	2/5
# of Singlefamily Units	1	2/5

## Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	3/5	3/5	100.00
# of Persons	0	0	0	0/0	0/0	0/0	0
# Renter Households	0	1	1	0/0	3/5	3/5	100.00

## Activity Locations

Address	City	County	State	Zip	Status / Accept
1002 B Sherwood Court	Plains		Montana	59859-	Not Validated / N

## Other Funding Sources Budgeted - Detail

### No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	